

LAND FOR SALE

# **Paddocks, Grazing and wooded area, Middle Hills Pengwern Common, Gower, Swansea, SA2 7LL**

A beautifully positioned block of pasture and woodland in the heart of Gower, extending to approximately 16.10 acres and enjoying established legal access from Pengwern Common.



**Offer in the region of  
£160,000**



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## THE PROPERTY

Extending to approximately 16.10 acres in total, this attractive parcel of pasture and woodland lies in a peaceful rural setting at Middle Hills, Pengwern Common. The land is fully fenced and gated, forming a cohesive and manageable holding suitable for grazing, equestrian use or amenity purposes.

The acreage is thoughtfully divided into two well-proportioned paddocks of approximately 4.91 acres, ideal for rotational grazing or horses, together with a larger rough grazing field extending to approximately 9.75 acres. This main field offers gently undulating ground with a natural feel, bordered in part by established hedgerows and complemented by an area of woodland extending to approximately 1.32 acres.

The woodland provides both shelter and visual interest, enhancing biodiversity and offering a natural haven within the holding. The land benefits from established and legal access via Middle Hills Farm directly off Pengwern Common, ensuring a straightforward yet discreet approach.

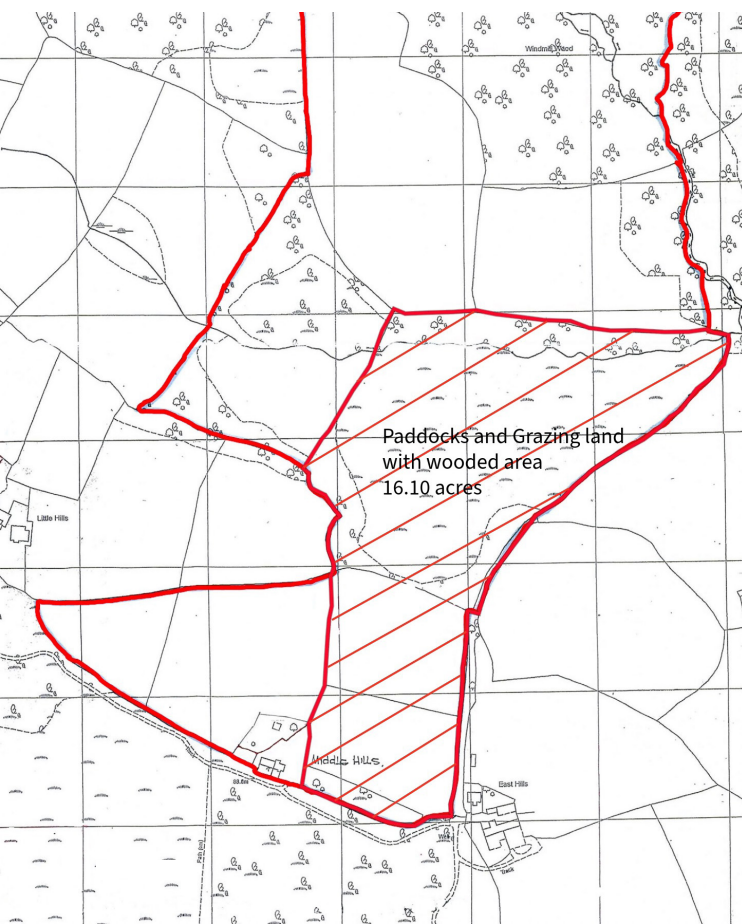
This is a quietly special block of Gower land — equally suited to those seeking practical grazing ground or simply a private rural retreat within one of Wales' most cherished landscapes.

**Tenure: Freehold**

**Services: No mains services connected (buyers to make their own enquiries regarding water supply if required)**

**Council Tax: Not applicable (agricultural land)**

**EPC: Not applicable**



## THE LOCATION

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Pengwern Common sits within the renowned Gower Peninsula, Britain's first designated Area of Outstanding Natural Beauty. This is classic North Gower countryside — open commons, rolling farmland and far-reaching skies — yet remarkably accessible.

The coastline at Rhossili Bay is approximately 8 miles away, widely regarded as one of the finest beaches in Europe. Oxwich Bay lies approximately 6 miles to the south, offering expansive sandy shores and calm waters, while Three Cliffs Bay is around 7 miles distant, famed for its dramatic limestone backdrop.



The village of Reynoldston (approximately 2 miles) provides a well-regarded village shop, public house and strong community feel. Further amenities can be found in Killay (approximately 7 miles) and Swansea city centre (approximately 9 miles), offering comprehensive shopping, leisure and employment opportunities.

For those commuting, the M4 motorway at Junction 47 is approximately 10 miles away, providing onward links to Cardiff, Bristol and London.

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